

GROSS FLOOR AREA AND FLOOR AREA RATIO

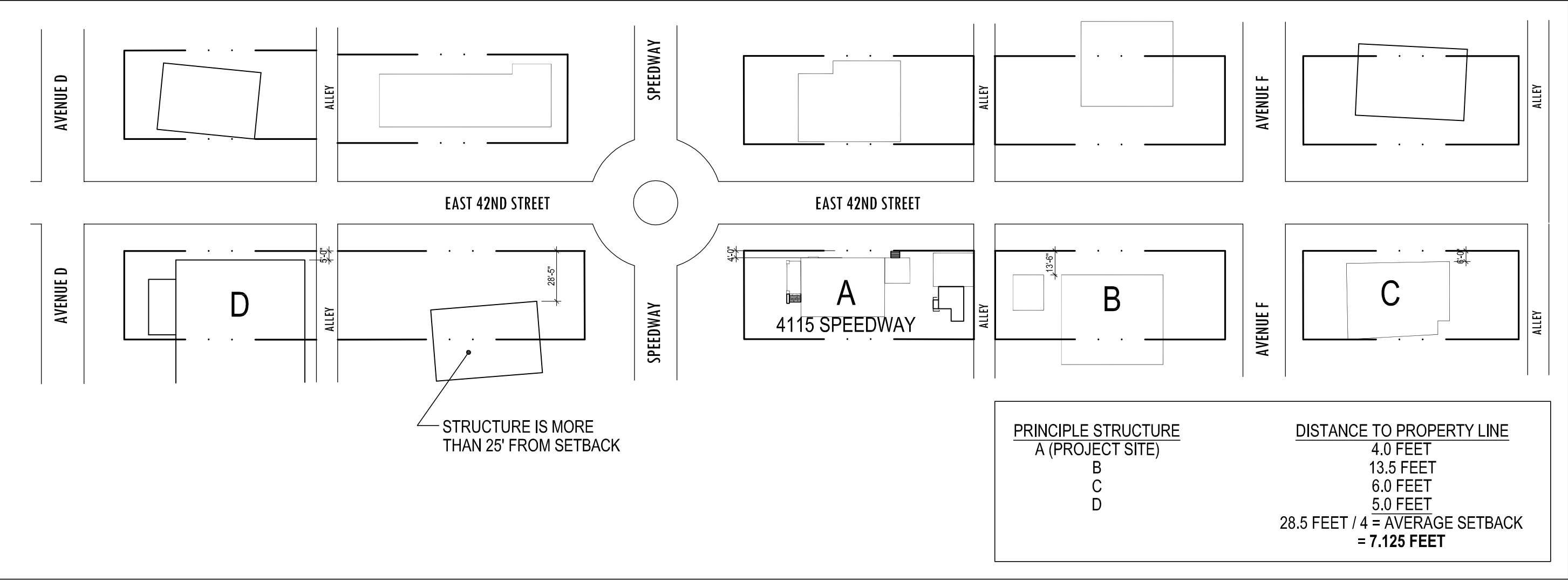
		EXISTING	NEW / ADDITION
I.	1st Floor Gross Area		
	a. 1st Floor Area (excluding covered or uncovered finished ground-floor porches)	1,571 S.F.	228 S.F.
	b. 1st Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	c. TOTAL (add a and b above)	1,571 S.F.	228 S.F.
II.	2nd Floor Gross Area		
	d. 2nd Floor Area (including all areas covered by a roof)	N/A	406 S.F.
	e. 2nd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	f. TOTAL (add d and e above)	N/A	406 S.F.
III.	3rd Floor Gross Area		
	g. 3rd Floor Area (including all areas covered by a roof)	N/A	N/A
	h. 3rd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	i. TOTAL (add g and h above)	N/A	N/A
IV.	Basement Gross Area		
	j. Floor area outside footprint of first floor	N/A	N/A
V.	Garage		
	k. Attached (subtract 200 sq. ft. if used to meet the minimum parking requirement)	432-200 = 232 S.F.	N/A
	l. Detached (subtract 450 square feet if more than 10 feet from principle structure)	N/A	N/A
VI.	Carport (Attached parking area used to meet minimum parking requirement.)	N/A	N/A
VII.	TOTAL	1,803 S.F.	634 S.F.
TOTAL GROSS FLOOR AREA GROSS AREA OF LOT			2,437 S.F. 6,478 S.F.
FLOOR AREA RATIO (gross floor area /gross area of lot)			37.6% or 0.38 to 1.0

ZONING: NEIGHBORHOOD PLANNING AREA  
FRONT YARD SETBACK  
SIDE YARD SETBACK  
REAR YARD (ALLEY) SETBACK  
STREET YARD SETBACK  
MAXIMUM BUILDING COVERAGE  
MAXIMUM IMPERVIOUS COVERAGE

SF-3-HD-NCCD-NP  
HYDE PARK  
25 FEET  
5 FEET  
5 FEET  
7'-1 1/2" PER SETBACK AVERAGING (SEE DIAGRAM A/A1.0)  
40%  
45%

LEGAL DESCRIPTION:  
LOT 1&2 BLK 25 HYDE PARK ADDN NO 1

SETBACK AVERAGING DIAGRAM  
PER ORDINANCE NO. 020131-20  
AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH THE HYDE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT



DRAWING INDEX

- Architectural:
- A1.1 Architectural Site Plan & Project Information
  - A1.2 Streetscape Elevation & Photographs
  - A2.1 Floor Plans & Roof Plans
  - A2.2 Reflected Ceiling Plans
  - A3.1 Exterior Elevations
  - A4.1 Building Sections

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- REQUIRED SETBACKS
- OVERHEAD ELECTRICAL LINES
- WOOD FENCE (EXISTING)
- POWER POLE
- GAS METER
- ELECTRIC METER
- WATER METER
- A/C UNIT
- EXISTING GRADE
- TREE SYMBOL W/ 1/2 C.R.Z. (CRITICAL ROOT ZONE)

TREE LIST

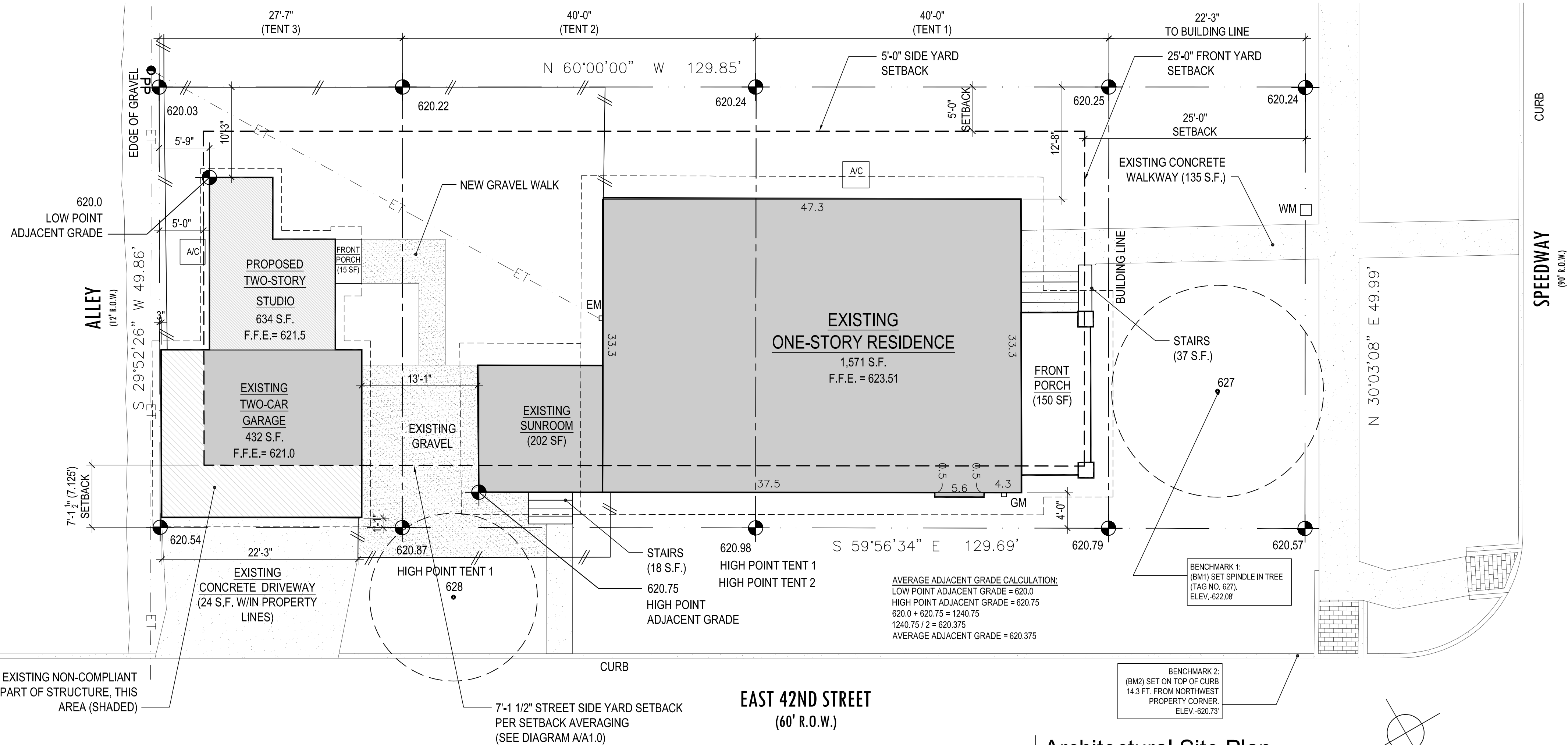
- 626 27" Pecan
- 627 24" Magnolia
- 628 19" Pecan

BUILDING COVERAGE

LOT SIZE: 6,478 S.F.	EXISTING	NEW / ADDITION
a. 1st Floor Conditioned Area	1,571 S.F.	228 S.F.
b. 2nd Floor Conditioned Area	N/A	406 S.F.
c. 3rd Floor Conditioned Area	N/A	N/A
d. Basement	N/A	N/A
e. Garage / Carport		
Attached Garage	432 S.F.	N/A
Attached Carport	N/A	N/A
f. Wood Decks ( must be counted at 100%)	N/A	N/A
g. Breezeways	N/A	N/A
h. Covered Patios	N/A	N/A
i. Covered Porches	142 S.F.	15 S.F.
j. Balconies	N/A	N/A
k. Swimming Pool (surface area)	N/A	N/A
l. Other Building or Covered Areas (if applicable)		
Specify: Existing Sunroom	202 S.F.	N/A
TOTAL BUILDING AREA (add a. through l.)	2,347 S.F.	649 S.F.
TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)	2,590 S.F.	40.0% OF LOT

IMPERVIOUS COVERAGE

LOT SIZE: 6,478 S.F.	EXISTING	NEW / ADDITION
a. Total Building Coverage on Lot (see above)	2,347 S.F.	243 S.F.
b. Driveway Area on Private Property	24 S.F.	N/A
c. Sidewalk / Walkways on Private Property	135 S.F.	N/A
d. Uncovered Patios	N/A	N/A
e. Uncovered Wood Decks (may be counted at 50%)	N/A	N/A
f. Air Conditioner Pad(s)	9 S.F.	9 S.F.
g. Concrete Decks	N/A	N/A
h. Other: Existing Steps	55 S.F.	N/A
TOTAL IMPERVIOUS COVERAGE (add a. through h.)	2,822 S.F.	43.6% of lot



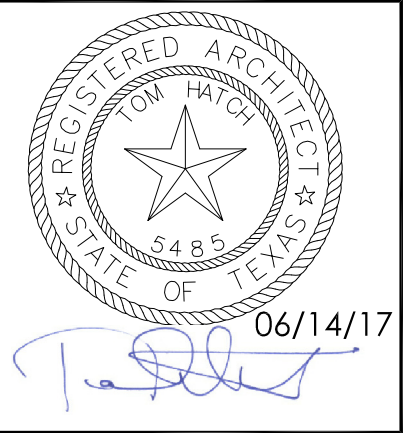
hatch+ulland owen  
architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

DETACHED GARAGE /  
STUDIO  
4115 Speedway  
Austin, Texas 78751

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ISSUE DATES:	
6/14/17	Permit Set
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Architectural Site Plan &  
Project Information

A1.1





Front (Northwest) Elevation of existing home



Front (Northwest) Elevation of existing home, from Speedway



Street Side Elevation of existing home and garage (E. 42nd Street)



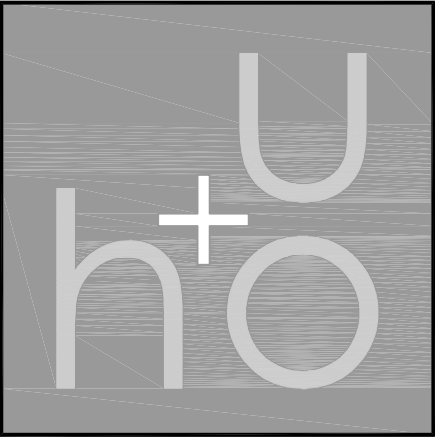
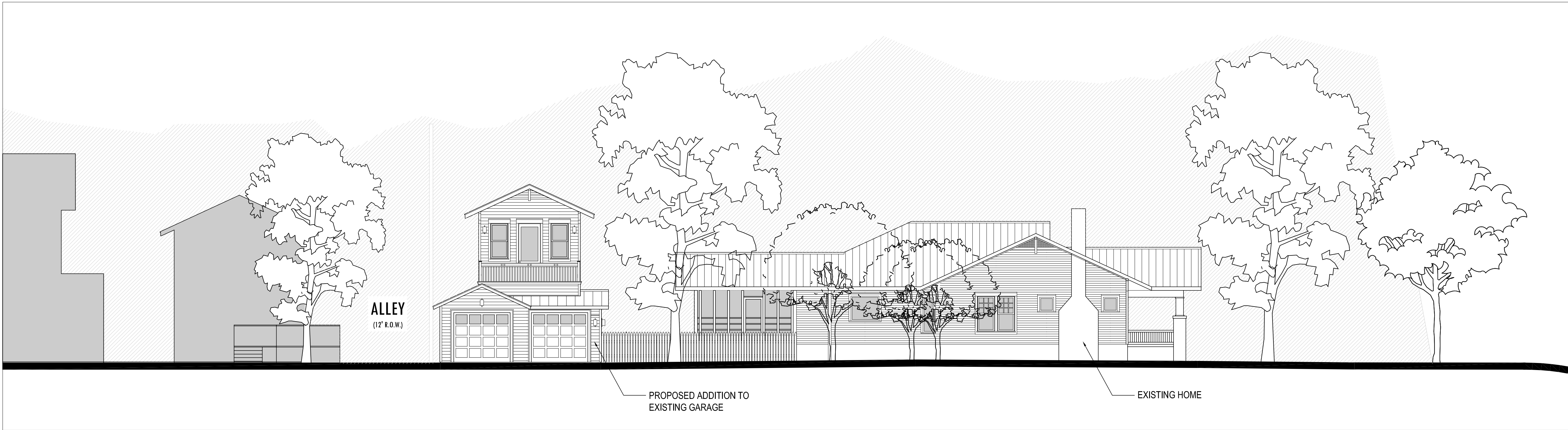
Street Side Elevation of existing garage (E. 42nd Street)



From E. 42nd Street, looking west toward Speedway



From E. 42nd Street, looking east



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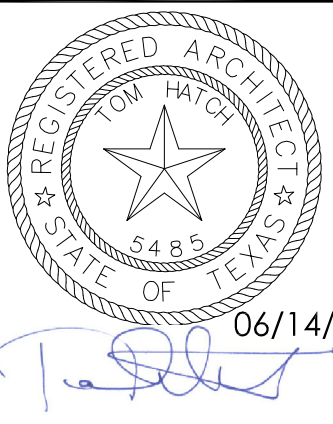
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Austin, Texas 78702  
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F: 512.474.8643

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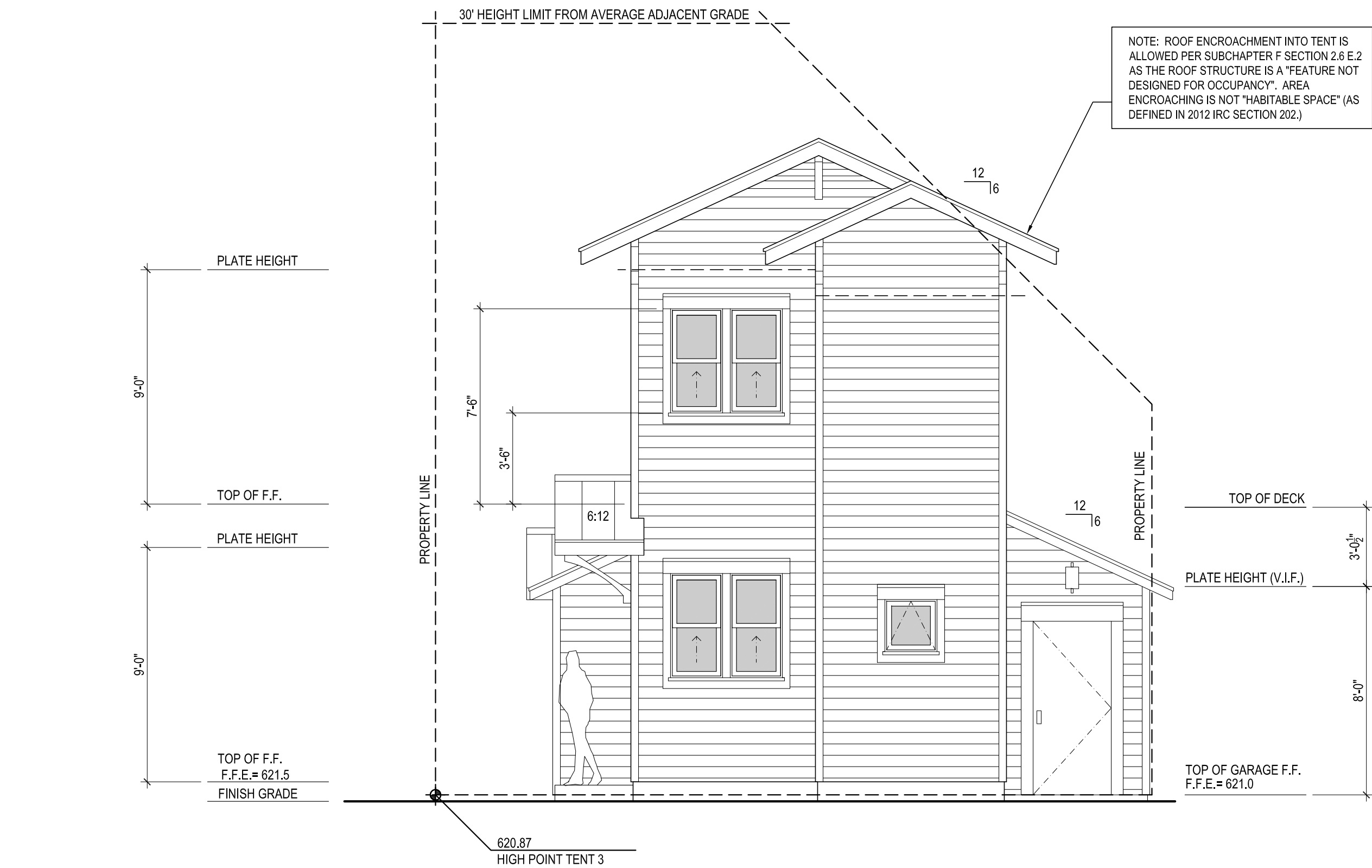


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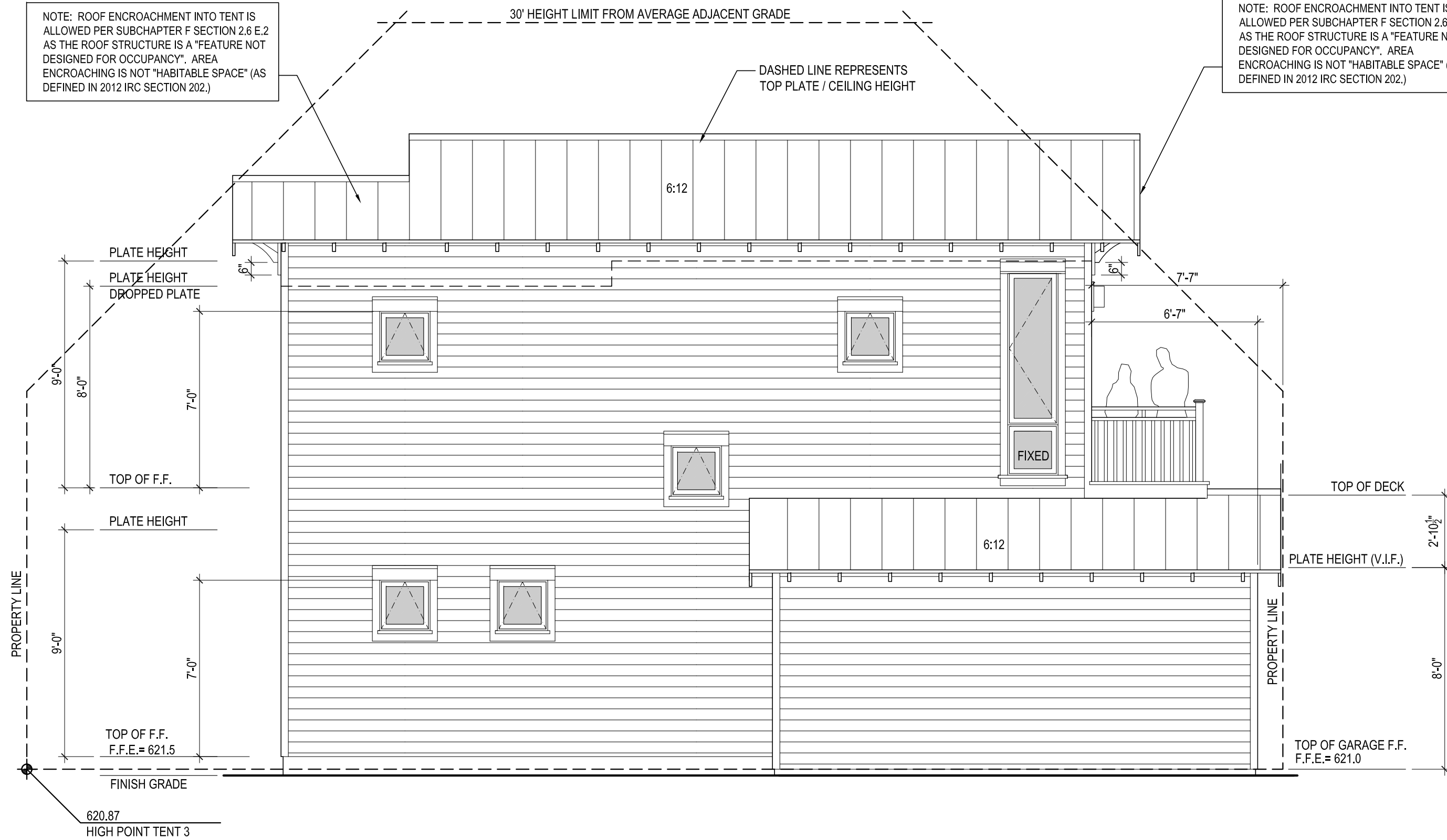
Streetscape Elevation &  
Photographs

A1.2

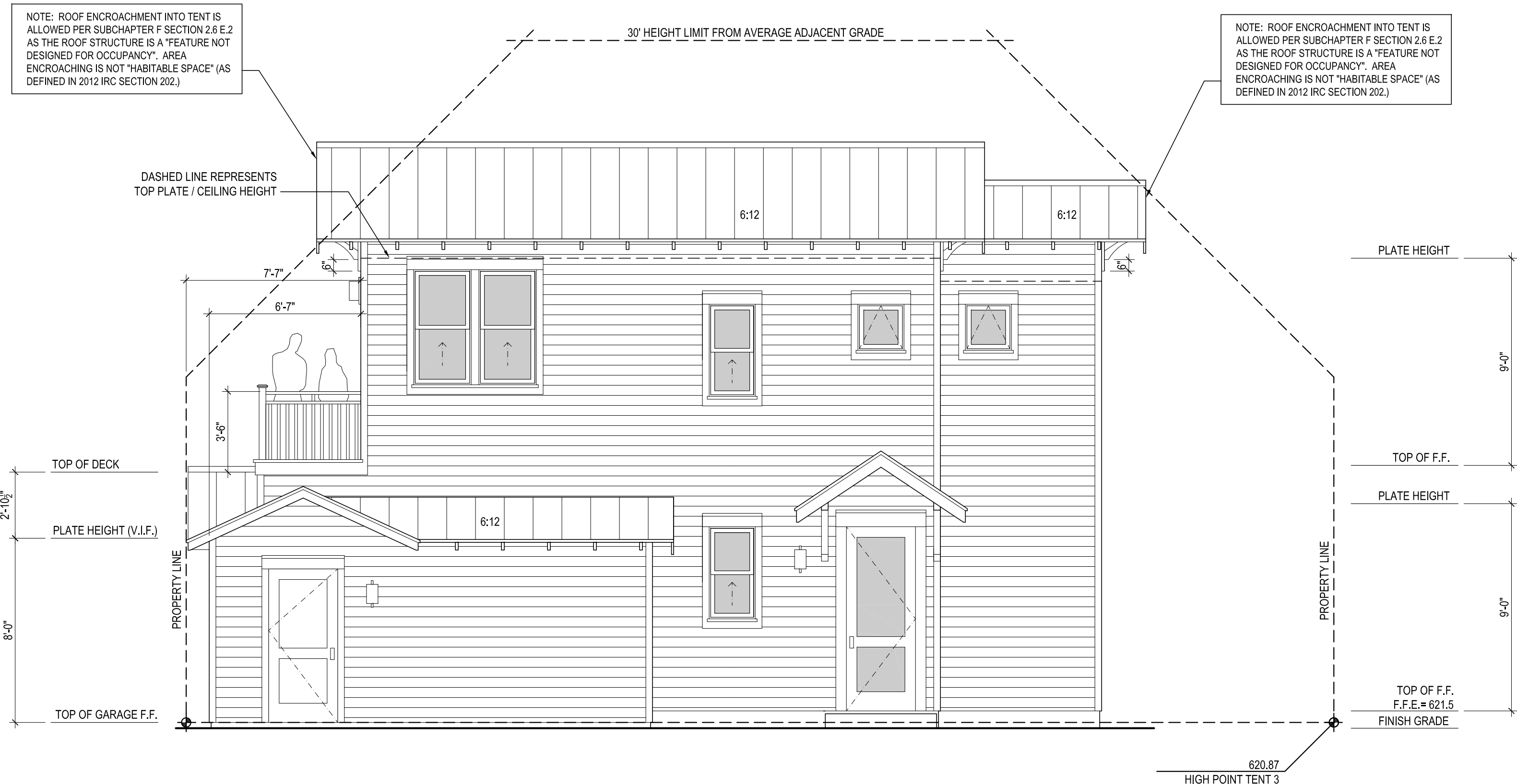




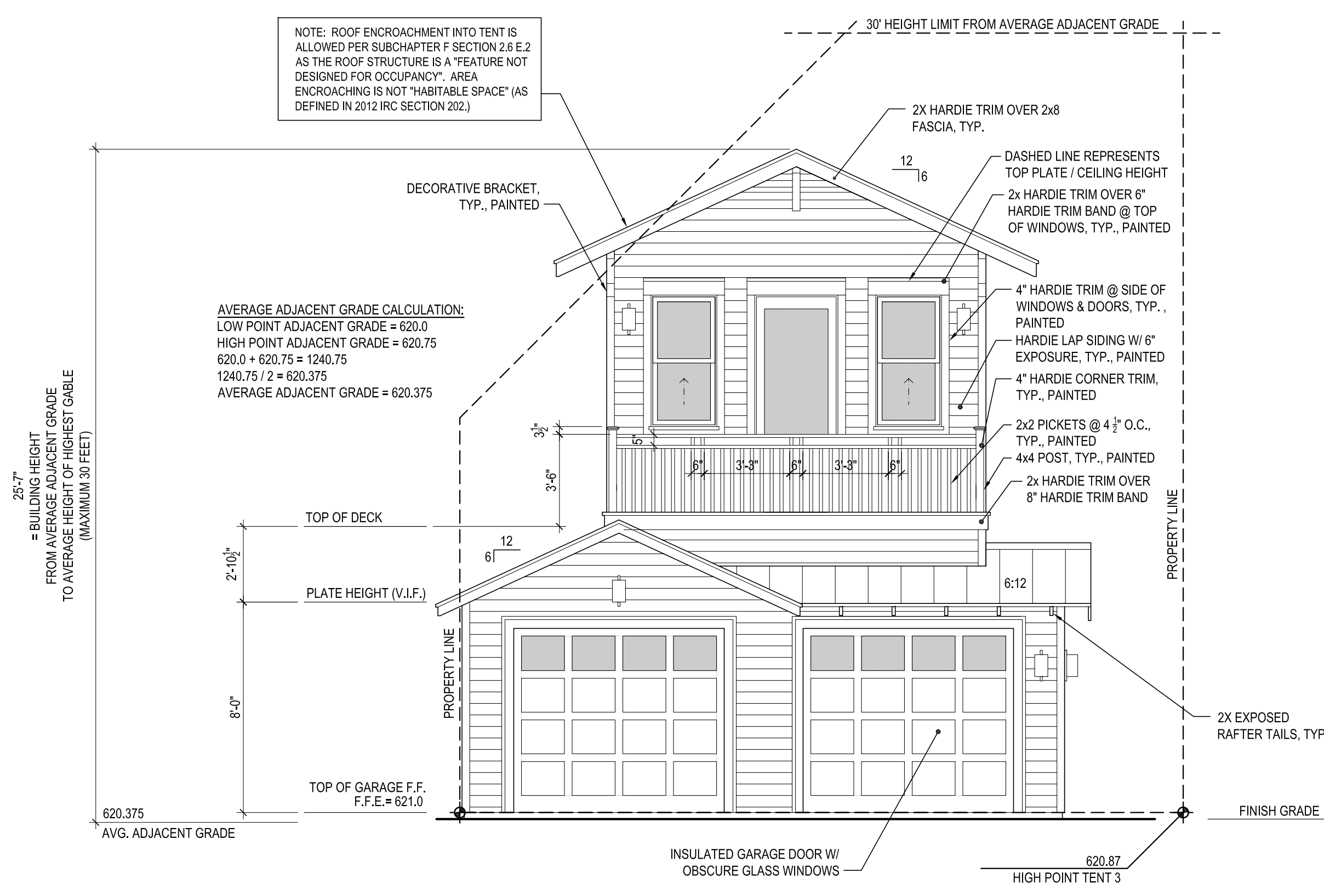
04 South Elevation  
SCALE: 1/4" = 1'-0"



03 East (Alley) Elevation  
SCALE: 1/4" = 1'-0"



02 West Elevation  
SCALE: 1/4" = 1'-0"



01 Street Side Elevation (E. 42nd Street)  
SCALE: 1/4" = 1'-0"



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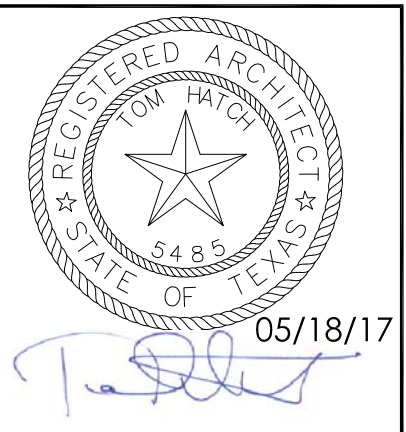
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T: 512.474.8548  
F: 512.474.8643

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05/18/17	Permit Set
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Exterior Elevations

A3.1